



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 27, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **89 Court Street – Signage Review**
Tax ID: 160.41-1-15
Case: CAUD 2015-57

A. Review Requested

The Applicant, Mark Sodon, submitted an application for Design Review on behalf of *Fusion 2.0, LLC* located at the premises of 89 Court Street, Tax Map number, 160.41-1-15. This property is Local Historic Landmark. All exterior modifications, including signage, must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) in accordance with §18-78 of the City of Binghamton City Code prior to any proposed work being completed.

B. Proposal

The Applicant has placed non-compliant signage on the building in question without seeking CAUD approval and without obtaining a signage permit. The non-compliant signage covers between 60-70% of the window area and proposed two signs in the front yard area of the property. Additionally the Applicant has passed the allowable threshold of signage for this building – two window signs are allowed per frontage. While the Applicant has followed this rule on the Court Street façade, there are four signs on the Chenango Street façade. There is no other proposal from the Applicant at this time, and the Applicant seeks recommendations as to any changes the board see's necessary or fit to the current configuration of signage on the building.

C. Staff Findings

The current signage is not only out of compliance but destroys the character defining features of the buildings first floor, and disrupts the relationship of the building to the pedestrian experience, and the street. Staff feels this signage is inappropriate for the historic district and the style and nature of the historic building at this location.

D. Historic Design Guidelines

The Historic Design Guidelines require that signage be appropriate size and color for the buildings on which they are placed. Additionally the guidelines state that signage should be appropriate in the context of the building in which it is placed, and that it be easy to read without overly complicated graphics and writing. The signage as proposed is not appropriate within the purview of the Historic Design Guidelines, and does not meet any criteria listed herein.

E. Photographs



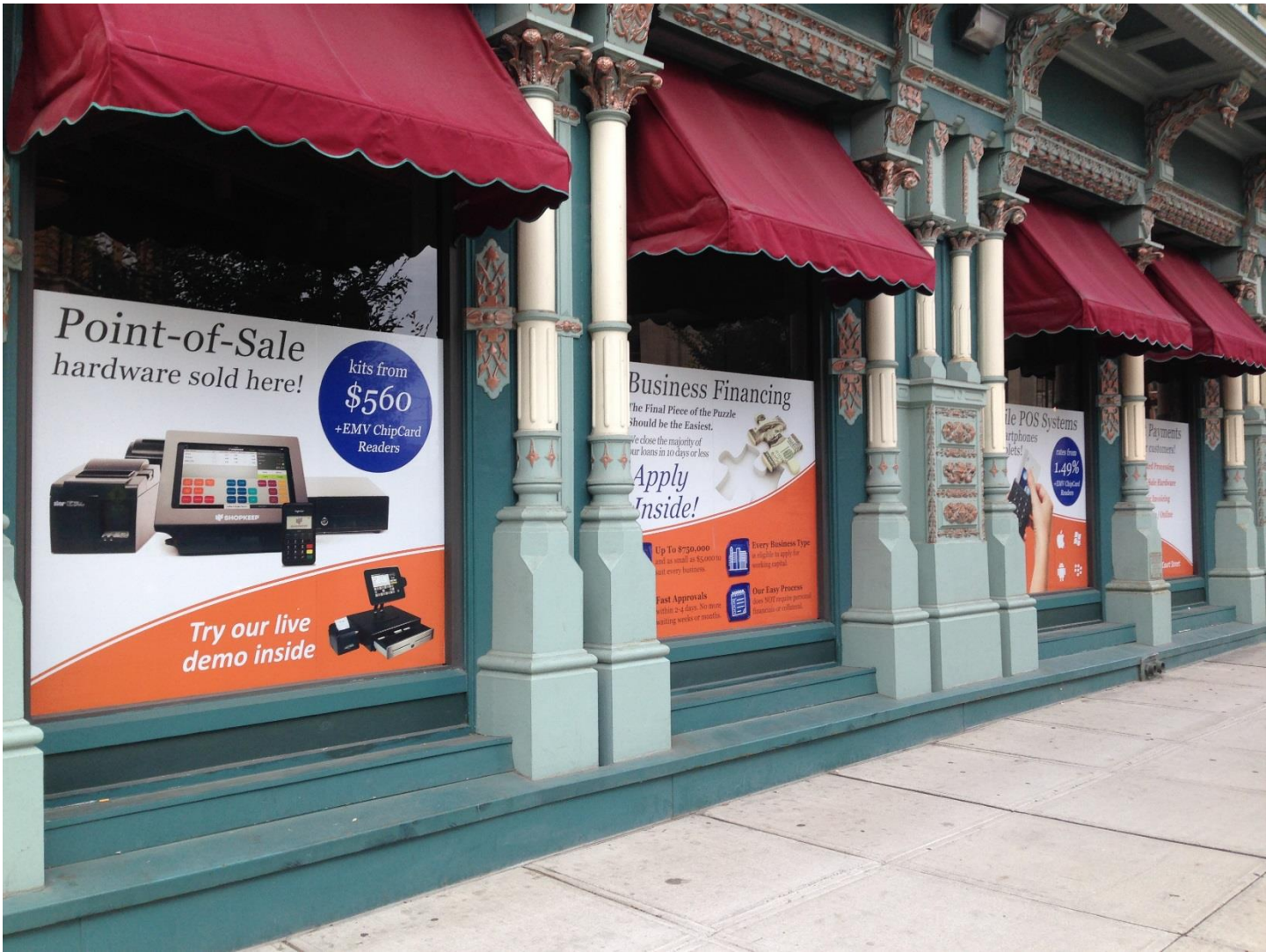
Current Site Conditions with non-compliant and illegal (Sep. 2015)



Court Street façade, south facing. (Sept. 2015)



Court Street façade, closer image of signage. (Sept. 2015)



Chenango Street façade, east facing. (Sept. 2015)



Showing between 60-70% window coverage of lower window. The transom window is not considered as part of the lower window section because the mullion is larger than 3" in width making these two separate windows under of the zoning code. (Sept. 2015)